



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: May 10, 2022

DATE: April 7, 2022

TO: Board of County Commissioners

FROM: Bill Wardell, Project Manager, Engineering & Capital Projects
Community Services Dept., 328-3636, wardell@washoecounty.gov

THROUGH: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects
Community Services Dept., 328-2043, desmith@washoecounty.gov

SUBJECT: Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Our Place – Site Improvements Project [staff recommends Sullivan Structures, LLC., in the amount of \$541,487.00]. This project will design and construct landscaping and repair existing exterior finishes to the existing buildings at the Our Place Campus located at 605 S 21st St, Sparks, NV 89431. (All Commission Districts.)

SUMMARY

The Our Place – Site Improvements Project is generally described as new landscaping design and installation with irrigation repairs as required primarily around Building 600-601 to include rock mulch, grass, additional patios, walkways and shade structures for the residents. In addition, dog runs will be added to all the back yard areas of each residence and exterior deferred maintenance for siding, stucco, brick and trim will be performed and all exteriors will be painted to match the other recently painted structures.

Sealed bids for the Our Place – Site Improvements Project were opened on March 29, 2022. Only one bid was received for the project as follows:

Our Place – Site Improvements Project	
Bidder	Amount
Sullivan Structures, LLC.	\$541,487.00
Engineer's Estimate	\$260,000.00

Staff has verified in the System for Award Management Exclusions that no bidder is excluded from receiving federal government contracts as a result of being debarred; thus, none of the bidders is prohibited by NRS 338.017(2) from being awarded a public works contract.

County Strategic Objective supported by this item: Fiscal Sustainability: Long-term sustainability.

PREVIOUS ACTION

On May 10, 2022, the Board of County Commissioners (Board) approved amended allocations of American Rescue Plan Act (ARPA) funds through the Coronavirus State

AGENDA ITEM # _____

Recovery Fund and Coronavirus Local Fiscal Recover Fund (SLFRF) for the Safe Camp Capital Project, Our Place Enhancements project, and the Our Place Community Garden Fencing project.

On December 14, 2021, the Board of County Commissioners (Board) approved funding for the Our Place Enhancements and additionally approved the Our Place Community Garden Fencing projects as part of the Coronavirus State and Local Fiscal Recovery Fund Projects.

BACKGROUND

Work for the Our Place Housing Project was substantially completed in September 2020 with some longer-term work to modulars and fencing that recently completed. All permanent buildings on site are now in use and most temporary facilities have been removed.

During construction there was significant disturbance to landscape areas around several buildings on the campus. The most impacted was Building 600-601 which underwent the most extensive interior and exterior renovations. As a value engineering measure, landscaping was removed from the scope of work and intended to be bid at a later date. The primary challenges are lack of outdoor spaces to utilize and tracking of dirt into the building which causes damage to the flooring. This becomes much more challenging during rain and snow events due to tracked mud. Staff has toured the facility and identified the areas that require work to bring the landscape to a useful and maintainable state.

There is also significant deferred maintenance on the exterior of the buildings that was also not addressed during the main scope of work and needs to be completed to bring the buildings up to Washoe County standards. The exterior work includes selective siding replacement/repair, prep and paint with approved materials to match the site color scheme which is off white body with black trim.

FISCAL IMPACT

Funding for this Agreement is coming from the American Rescue Plan Act through the Coronavirus State and Local Fiscal Recovery Funds (SLFRF). Sufficient funding is available in the FY22 budget in the Capital Improvement Fund (402) in the Our Place Site Improvements-SLFRF project (PW920717).

RECOMMENDATION

It is recommended the Board of County Commissioners award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Our Place – Site Improvements Project [staff recommends Sullivan Structures, LLC., in the amount of \$541,487.00]. This project will design and construct landscaping and repair existing exterior finishes to the existing buildings at the Our Place Campus.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Our Place – Site Improvements Project [staff recommends Sullivan Structures, LLC., in the amount of \$541,487.00]. This project will design and construct landscaping and repair existing exterior finishes to the existing buildings at the Our Place Campus."